

**ZONING AND PLATTING COMMISSION  
HILL COUNTRY ROADWAY  
SITE PLAN REVIEW SHEET**

**CASE NUMBER:** SPC-2019-0078C    **ZAP COMMISSION DATE:** November 5, 2019

**PROJECT NAME:** Solera Reserve

**ADDRESS:** 6401 FM 2222 Road

**DISTRICT:** 10

**WATERSHED:** West Bull Creek (Water Supply Suburban)

**AREA:** 45.38 acres gross site area / 8.52 acres limits of construction

**APPLICANT:** William Clark Meier  
Champion Assets, LTD  
Champion-Meier Assets, LTD  
6700 Lakewood Drive  
Austin, Texas 78731

**AGENT:** Joel Wixson, P.E.  
Kimley-Horn  
10814 Jollyville Road, Ste 300  
Austin, Texas 78759

**CASE MANAGER:** Anaiah Johnson            (512) 974-2932  
anaiah.johnson@austintexas.gov

**EXISTING ZONING:** GO-CO

**PROPOSED USE:** The applicant proposes to construct a 130,000 sq. ft., 120 bed Congregate Living facility. The Compromise Settlement Agreement applicable to this development allows the development to achieve the development bonus entitlements in the Hill Country Roadway Regulations by participating in six of the twelve criteria from LDC § 25-2-1129, without the need for approval of the development bonus from the Land Use Commission.

**REQUEST:** The site is located within the Low Intensity, Moderate Intensity, and High Intensity Zones of the RM 2222 Hill Country Roadway Corridor (with development only proposed in the Low and Moderate Intensity Zones), and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement.

**VARIANCE REQUEST:** The applicant requests a variance from the Hill Country Roadway Regulations regarding allowable Floor-to-Area (FAR) on slopes (LDC § 25-2-1122). The applicant requests to combine FAR on slopes entitlements from low, moderate, and high intensity zones on the site and construct the entitlements only within the moderate intensity zone. This variance will allow the footprint of the development to remain smaller and more compact, resulting in a more environmentally sensitive design.

**PROPOSED SETTLEMENT AGREEMENT AMENDMENT:** The settlement agreement contains explicit allocations of cut and fill by depth categories. The settlement agreement contains no provisions for modifying those allocations. The applicant is seeking to transfer cut and fill from a higher, more intensive, depth category to a lower, less intensive, category. The proposed amendment to the settlement agreement would allow modification of the cut and fill allocations only from higher to lower categories. The total amount of cut and fill allowable will not change. The proposed amendment would reduce the environmental impacts of the cut and fill, and is consistent with Council Resolution No. 20191017-077.

**TIMING / LOGISTICS OF PUBLIC HEARINGS / ACTION ITEMS:** The timing of public hearings and action items for this project are a bit unique. On the November 5 ZAP hearing, the overall site plan will have a public hearing only so that the Hill Country Roadway (HCR) variance may be considered for action by the Commission. The variance cannot be brought before the Commission without the site plan, but we are only ready for action on the variance on November 5, not the full site plan. Before action can be taken on the overall site plan, action must be taken by City Council on the proposed Compromise Settlement Agreement amendment. ZAP Commission will consider and make a possible recommendation on the proposed Settlement Agreement amendment on the November 5 ZAP hearing per direction from City Council in resolution 20191017-077. Following Council’s consideration and action on the proposed Settlement Agreement amendment at the November 14 Council hearing, the overall site plan will be brought back to ZAP’s 11/19 hearing for final action by the Commission.

**SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN:** Staff recommends approval of the requested variance and recommends a positive recommendation by ZAP to City Council for the proposed amendment to the Settlement Agreement. The site plan will comply with all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations as modified by the Champions Tract Settlement Agreement. At this time, all other remaining comments are related to payment of fees and/or legal documents (easements, etc.) and will be cleared by the time of permitting.

**ZONING AND PLATTING COMMISSION ACTION:** N/A

**LEGAL DESCRIPTION:** Lot 1, Block A, Champion City Park East Subdivision

<b>EXIST. ZONING:</b> GO-CO	<b>PROPOSED USE:</b> Congregate Living
<b>ALLOWED F.A.R.:</b> 1:1	<b>PROPOSED F.A.R.:</b> 0.06:1
<b>ALLOWED HEIGHT:</b> 53’ (Mod)	<b>PROPOSED HEIGHT:</b> 49’-10”
<b>MAX. BLDG. COVERAGE:</b> 60%	<b>PROPOSED BLDG. CVRG:</b> 1.7%
<b>MAX. IMPERV. CVRG.:</b> 5.49 ac. (12.1%)	<b>PROPOSED IMP. CVRG.:</b> 3.02 ac. (6.66%)
<b>MIN. REQ. HC NATURAL AREA:</b> 18.15 ac.	<b>PROVIDED:</b> 30.07 ac.
<b>REQUIRED PARKING:</b> 52	<b>PROPOSED PARKING:</b> 74

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** This site is part of the Champions Tract Settlement Agreement, which was approved per Ordinance 20180215-013. The project is comprised of a 130,000 sq. ft., 120 bed Congregate Living facility and will comply with the Settlement Agreement. The proposed development complies with six of the twelve criteria listed in LDC § 25-2-1129, making it automatically eligible for the development bonus as stipulated in the Settlement Agreement. The applicant will use building materials that are compatible with the Hill Country environment, and the site plan will comply with all requirements of the Land Development Code prior to its release.

**Environmental:** This site is located in the West Bull Creek watershed, and is subject to Water Supply Suburban Watershed regulations. All environmental comments will be cleared prior to

release.

**Transportation:** Access to the proposed site will be taken from FM 2222 Road and City Park Road. The site plan will comply with all transportation requirements prior to release.

**SURROUNDING CONDITIONS:**

**North:** FM 2222, then office and convenience storage

**East:** Hwy 360, then undeveloped (GR-CO)

**West:** City Park Road, then commercial (LR-CO)

**South:** Single-family residential (SF-2 and MF-2)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
FM 2222 Rd	240'	88'	Highway
City Park Road	90'	30'	Minor Arterial

**NEIGHBORHOOD ORGANIZATION:**

- 2222 Coalition of Neighborhood Associations, Inc.
- Austin Independent School District
- Austin City Park Neighborhood Association
- Bike Austin
- Bull Creek Foundation
- Bull Creek Homeowners Association
- Canyon Creek HOA
- Friends of Austin Neighborhoods
- Glenlake Neighborhood Association
- Lake Austin Collective
- Lakewood Homeowners Assn.
- Long Canyon Homeowners Assn.
- Long Canyon Phase II & LLL Homeowners Assn, Inc.
- Mountain Neighborhood Association
- Northwest Austin Coalition
- Preservation Austin
- River Place HOA
- Save Our Springs Alliance
- SEL Texas
- Shepherd Mountain Neighborhood Association
- Sierra Club
- Steiner Ranch Community Association
- Travis County Natural Resources
- Westminster Glen HOA



Statement of Support for Solera Reserve  
October 30, 2019

The Lake Austin Collective unanimously supports the Solera Reserve Senior Living project's (SPC-2019-0078C) site plan.

We support site plan because of its positive community benefit and because it moves construction of the senior living facility to the property's flattest area. By building on the flattest part, the Solera Reserve developers will significantly reduce construction on steep slopes and minimize visual impacts for Shepherd Mountain and Monte Vista neighbors.

We estimate that 95 percent of the project is in the most desirable overall cut and fill area (12-foot to cut to 12-foot fill) and uses less than the allowable amount.

The developer is building in the flatter depth category which allows the senior living project site plan to preserve the most trees, exceed the Hill Country Roadway Ordinance requirements and minimize building on slopes.

LAC appreciates the developer's willingness to engage with neighbors throughout this process and we are confident this project will be a benefit to our entire community.

Linda Bailey

Linda Bailey, President of Lake Austin Collective

*LAC Board Members: Marisa Lipscher of Shepherd Mountain Neighborhood Association, Patrick Scott of Greenshores on the Lake POA, Bill Moore and Walter Thomas of Monte Vista Condominiums, Linda Bailey of Glenlake Neighborhood Association, and Susan Kimbrough of Westcliff Homeowners Association*



October 20, 2019

Anaiah M. Johnson, MPA  
Principal Planner, Land Use Review - Site Plan  
City of Austin Development Services Department

RE: Solera Reserve Senior Living (SPC-2019-0078C) Proposed Third Amendment

Dear Mr. Johnson:

Montevista Condominium Community, Inc. endorsed and supported the Solera Reserve Senior Living project's (SPC-2019-0078C) proposed third amendment to the Compromise Settlement Agreement as recently approved by the City Council, which amended the regulations on cut and fill and FAR. As you will recall from our prior participation in ZAP public hearings on the Solera Reserve, we are the homeowners association for Montevista Condominiums, and represent 348 homeowners having the longest contiguous property boundary with the Solera Reserve development.

We supported the amendment on the Cut and Fill and FAR because of its positive environmental impact – it moves construction of the senior living facility toward the northwest quadrant of the Solera Reserve property along FM 2222, which is the property's flattest area. By repositioning the building footprint on the flattest part, the Solera Reserve developers will significantly reduce construction on steep slopes and minimize visual impacts for Shepherd Mountain and Montevista neighbors.

This change requires modification to the Cut and Fill limits set in the second amendment so that earthwork quantities may be transferred from higher to lower depth categories at the time of site plan. Without this flexibility to develop more in the lower/flatter depth category, this senior living project would need to artificially raise the site, and impact environmentally sensitive areas that could otherwise be preserved.

Furthermore, Montevista fully supports the changes to the site development plan resulting from application of the above amendment on the Cut and Fill and FAR which require approval by ZAP Commission.

All Montevista homeowners appreciate the developer's continuing willingness to engage with neighbors throughout this process, and we are confident this project will be a benefit to our entire community.

Montevista Condominium Community, Inc.

A handwritten signature in black ink, appearing to read 'W Moore', written over a light gray rectangular background.

---

By William Moore, President